NORTHWESTERN SECURITIES
OF VICTORIA LTD
631 YATES AT BROAD EV 5-6741

FAIRFIELD
OPEN HOUSE
FRIDAY, JAN. 30,
2-5 AND 7-9 P.M.
SAT., JAN. 31,
2-5 AND 7-9 P.M.
248 ROBERTSON ST.

Your opportunity to see this desirable close to the sea 2-bedroom stucco bungalow. Redecorated throughout and ready for immediate occupancy. Full basement with drive-in garage and Oil-O-Matic heat. Terms to reliable purchaser. For further particulars call C. L. (BUZZ) FRASER at EV 5-6741 or EV 5-4335 anytime.

"SEA VIEW HEIGHTS"
WESLEY ROAD
A beautiful home with unsurpassed sea views. Luxurious interior with lovely wall-to-wall carpets. One wall of plate-glass windows. De luxe cabinet kitchen, 2 bathrooms, 3 bedrooms, radiant hot-water heat. Excellent value at below replacement cost. C.T. Full price ... $24,500
Please call —
RON DE MONTIGNY EV 5-6741.

"A COSY RANCHER"
WITH A FEW ACRES
This beautifully landscaped, NHA rancher home, covered with a hand-split shake roof over 80 feet long, is set well back on 2½ acres with a backdrop of tall trees. Here is suburban seclusion with all the modern comforts, yet the city is only 4 miles away. Close to transportation and reasonably priced at ... $16,500
Call SID LANGHELT, EV 5-6741 or GR 7-6098.

"FOURPLEX"
Buy yourself a comfortable home, plus "Revenue" in this lovely converted 4-plex, situated in a choice location. All with separate entrances. It has oil heat, and showing a good return on an investment with only $5,000 cash down. Full price ... $15,800
Call RACHEL RUSSELL, Ph EV 5-6741 or EV 5-4146.

"RANCHER"
Long, low rancher, 3 bedrooms, 3 years old. 1,250 sq. ft., NHA 5% mortgage. Cedar Hill area. Full price ... $13,750
Dial MRS. V. ROBERTS, EV 5-6741 or EV 2-1988.

"MOUNT VIEW"
Victoria's best suburban area, with handy transportation, schools and shopping. Fully landscaped, yet only 6 years old. Full basement and oil heat. Move right in for only $5,000 down. Full bargain price ... $12,600
Call RACHEL RUSSELL, Ph EV 5-6741 or EV 5-4146.

"SUPERB SEA VIEW"
6 rooms, 6 years old. Everything for the discriminating buyer. Lovely area near Uplands. No information by phone. By appointment only. Exclusive. VERA PIPES, EV 5-6741 anytime.

"VACANT"
$2,000 down handles this brand-new 3-bedroom home. Move in tomorrow. Enjoy living in your own home. Living room 16x12, oak floors, electric cabinet kitchen, full basement, oil heat. Keep the car dry and warm in this drive-in garage. Full price only ... $11,700
Call S. SPAVEN, EV 5-6741; Evenings, EV 4-7013.

"MODERATE PRICE" SMALL HOME
Very neat and cosy, 2 bedrooms, oak floors, oil heat, close to bus and shops. Full price ... $11,250
Small down payment. Move in Monday. Please call MRS. WELLINGS, EV 5-6741 or GR 7-2769.

"LIVE THE MODERN WAY"
LIVE ELECTRICALLY
For comfort, cleanliness and ECONOMY there is nothing like a PROPERLY constructed and PROPERLY insulated all-electric home. Available for YOUR INSPECTION are B.C. Electric bills for a three-year period. Heating, COOKING and HOT WATER average $18 per month. Built-in automatic washer and electric range included. NO STEPS. Lot is complete with smart patio and barbecue. This entire proposition is just EXACTLY RIGHT for the retired couple. Price is ... $11,000
MRS. BACON, EV 5-6741 anytime.

"DUPLEX" $1000 DOWN
Modern style up and down stucco duplex. Gross rents $140 per month. Oil heat, 2-car garage. City taxes. Full price only ... $10,950
Call S. SPAVEN, EV 5-6741 or eves. EV 4-7013.

"OUTSTANDING VALUE"
Charming corner home, well constructed, 10 years old in choice Gorge area. Spic and span, economical, comfortable with a service hall that gets you everywhere at once. Spacious living room, wall-to-wall carpet, light, airy kitchen with cosy nook. 2 moderate bedrooms, full basement with finished rm, drive-in garage, auto coal stoker. Price includes near new 40 inch electric range and Bendix washer, TV antenna. Price ... $10,500
With easy terms.
Please call TED CHARTRES EV 5-6741 or EV 5-5508.

"DON'T LAY AN EGG"
Here are 260 hens (under 1 year old) that can do it for you, plus an acre of strawberries to enhance your income. Located on a 3-acre lot in the best part of Saanich Peninsula. A cosy stucco bungalow 10 years old, large cabinet kitchen, comfortable living room and 2 good-size bedrooms. Call me now to view this valuable property. Owner will exchange for your home in the city. Full price, including laying hens, only ... $9950
MAURICE N. SMITH, EV 5-6741; eves. EV 2-3658.

"$1000 DOWN"
$70 per month. A real home. 3 BEDROOMS, new O-O-M furnace. Full basement. High location. Close to everything. HURRY HURRY. It will sell today. MRS. SIMPSON, EV 5-6741.

NORTHWESTERN SECURITIES
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"INVEST YOUR HOME"
Let someone else pay your household expenses. Trade your home for this 4-suite apartment house. Please call ANN TURNER, EV 5-6741

"QUADRA PROJECT"
Smart, clean and comfortable, this 2-bedroom, full-basement bungalow is located in a CM & HC project, constructed in 1944. Experts in appraisal tell us that these homes are standing the test of time. The well-boulevarded streets, proper play areas and conveniences have maintained the values. Why not "invest" your real estate dollars in a home instead of just "spending" your money for a house? Full price only ... $8850
Call SYLVIA NIXON and arrange to see it now. EV 5-6741 anytime.

"REVENUE"
Drive by 1324 Pembroke and call MRS. V. ROBERTS on these 3 housekeeping suites. Must be sold so owners can move. Full price ... $8250
EV 5-6741 or EV 2-1988.

"CADBORO BAY"
One block to the beach.
One block to the shops.
One block to the bus.
5 big rooms.
No steps.
Excellent condition
Many construction extras.
Full price only ... $7950
VERA PIPES, EV 5-6741 anytime.

"WATERFRONT—SOOKE"
Retire to this cosy 5-room modern bungalow, all city amenities. Good shallow pebbly beach, ideal for boat anchorage. Close to one of the best fishing areas on Van Island. Also duck and deer hunting. Modern cabinet kitchen. Heatilator fireplace, in good size living room. 2 bedrooms and 3-piece Pembroke bathroom. See this at the LOW, LOW, PRICE of ... $6950
Call S. SPAVEN, EV 5-6741

"PACKAGE SNAP"
At a price you can afford, furnished, 2-bedroom bungalow with basement and garage. Owner transferred. $1,350 down. Good location. ... $6700
TED CHARTRES, EV 5-6741 or EV 5-5508.

HERE'S A REAL BUY
One acre of land, well treed with fruit trees, also water frontage on lake. Large home, living room, dining room, 4 bedrooms, 3-pce Pembroke bath. Terrific buy. Price ... $5700
DORIS ADAMS, EV 5-6741 or GR 8-3294.

"BACHELOR'S DELIGHT"
For the bachelor who is looking for a place to hang his hat, we offer this neat three-room stucco home with full basement. Walking distance to town (if you have long legs) and just a stone's throw from bus and stores (if you have long arms). Full price ... $5500
DON BACON, EV 5-6741 anytime.

SWINERTONS
(Established 1889)
620 BROUGHTON ST EV 5-7181

NORTH OAK BAY POSSESSION
Just completed this fine ranch-type home of 1,700 sq. ft., features ent. and thru hall, large LR and DR, 32 ft. with mahogany wall; smart elec kit with breakfast nook; 4 good-sized bedrooms and den. The full bsmt. with finished rumpus room and FP with built-in bar; OIL HEAT; double plumbing. Ideal for the professional or business man. Price ... $23,800
Mr. Holland, EV 3-7181, EV 4-7659

3-BEDROOM TWO-TONE STUCCO
In excellent condition, this city one-floor bungalow with ent. hall, nice-sized LR, large cab. kit., den and 3 nice bedrms (one with basin). Full high bsmt, drive-in, good furnace and extra room. High location. Terms at ... $9700
Mr. Crow, EV 3-7181, EV 2-0775

NHA $2300 DOWN $2300
On a quiet street this lovely home will be yours for $74 per month and $2,300 down. 1,100 sq. ft. Living room with fireplace, L-shaped dining area; cabinet elec kit; 4-pc bath. Full cement bsmt, drive-in garage. Oil heat. Full price ... $13,975
Mr. Wright, EV 3-7181, EV 2-9409

BY OWNER
LANSDOWNE SLOPE
3-bedroom NHA bungalow, full basement, 4-piece vanity bathroom, automatic oil heat, all oak floors, fully landscaped and fenced. 5¼% NHA mortgage. Cash required to mortgage.
For full particulars apply owner.
PHONE EV 4-2834

DALBY & CO.
REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

IF YOU ARE SELLING—
LET DALBY DO IT.

DE-LOVELY
This long, low rancher in Cedar Hill area is a most attractive home. 4½ rooms, utility, no steps, 4' crawl space. Oil HA furnace. Double garage. You'll love it. $3,000 down and only ... $11,000
Stan Kennedy, Eves. EV 4-4894

N.H.A. SxS — TWO BEDROOMS, full basement, Oil-O-Matic duplex; to be built on good street; about $3,500 down, price $21,320. For plans and further details call Mr. Drew, EV 2-4255 anytime. J. H. Whittome & Co. Limited. EV 2-4255.

FAMILY HOME
Large 4-bedroom home, excellent for large family or revenue home. Large garden, fruit trees. Close to bus and school. Also valuable commercial property. Lake Hill district. Phone EV 5-2907, after 4.30 p.m.

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

OPEN HOUSE
TO VIEW
Saturday, Jan. 31
From 12 to 6 p.m.

Come along for a drive to see a lovely and well constructed home over 2,000 sq. ft. in a select area. For particulars and information see me at

1675 Ash Road
Go up Shelbourne to Mt. Douglas Park—turn sharp right and follow Marine Drive to signs.
J. Mann, EV 5-3857, in attendance

$1700 CASH
Six-roomed dwelling, 3 rooms and bath downstairs, 3 rooms and room for bath upstairs. Has been recently panelled with wood panelling through most of the house. Pembroke Street ... $8200
B. J. Merchant, eves. EV 5-2108; office, EV 5-8704.

Water View
Enhances this lovely, large, beautifully-decorated home. You enter the home into a wide central hall, with French doors opening into a large living room with fireplace. A large separate dining room sets off a lovely bright kitchen with eating area. Ample cupboards throughout, large bedrooms and 4-pce bath. This home has full basement with a self-contained suite in basement and work shop. Attached double car garage gives gracious width to this tasteful home. Large landscaped lot, fully fenced, and shade trees. Full price ... $16,800
Terms. Call Ken Jensen, EV 5-8704

GORGE AREA
3 Bedrooms
$2000 Down
Exceptionally attractive bungalow with attached carport located on a quiet street among nice homes and close to all conveniences. Thru hall plan to L-shaped living room with fireplace. French doors from dinette to patio with Roman tile planters. Large electric kitchen with dining space, utility room with ample storage. Three nice-size bedrooms with large closet area. Automatic heat. Gardens and lawns are nicely laid out at just 5 years ago this home was a specially - built display home. Full price ... $12,950
To view call D. Munro, GR 7-1708, or office, EV 5-8704.

3 Bedrooms
Auto Oil Heat
Low Down Pymt
This home has everything you need plus accommodation for parents. Main floor consists of large dining room, living room with fireplace, large cabinet kitchen and 2 bedrms. Full cement basement has 2 rooms and bathroom facilities. Also a drive-in garage. ... $8950
Full price is ...
Please call B. Walz, GR 9-6638 or office, EV 5-8704.

RUMPUS ROOM
SECLUDED PATIO
3 BEDROOMS
ONLY $9950
Only 1 year old, oak floors, packaged oil heat, wired for range, and drive-in garage. A lovely stucco home consisting of living-room with fireplace and dining area, bright electric cabinet kitchen, 4-pce bathroom and 3 bedrms on main floor. Third bedrm and rumpus room attractively finished in basement. Owner has bought another home. His sacrifice is your gain so phone now. Full price with good terms only ... $9950
J. Moore, EV 2-3646 or office EV 5-8704.

NEW LISTING
FAIRFIELD
3 BR, Double Plumbing
First time advertised. Immaculate condition and distinctively decorated. A lovely family home, built only 3 years ago and consisting of large living room with fireplace, full dining room, dream kitchen with mahogany cupboards and ige dining area. 4-pce bath and 3 bedrooms. Attached carport allows full basement, with 2-pce bathroom and partially completed rumpus room. This is indeed an exceptional buy. Payments only $83 P.I.T. on large 5¼% mortgage. Full price ... $15,650
For appointment to view call J. Moore, Phone EV 2-3646 or office EV 5-8704.

HAPPY VALLEY
A nice homey family bungalow nestled on a landscaped treed lot. Lot is over 1 acre with additional acre available. Home is immaculate with good-sized kitchen, fireplace in living room, new oil range. Quick possession at only ... $9980
Low down payment. Call Ken Jensen, EV 5-8704

LOOK!
NEW — NHA!
$2000 DOWN
DON'T MISS THIS LOVELY 3-BEDROOM HOME, CORNER GOSWORTH AND OAKLAND STREET. FULL BASEMENT, AUTO OIL HEAT. OCCUPY MARCH 1. CHOOSE YOUR COLORS NOW! FULL PRICE ... $13,600
Call Len Wardle, GR 7-3348, Lew Mollet, GR 9-2630
Office EV 5-8704.

CAPITAL CITY REALTY
656 Cormorant St. EV 4-1922

SHELBOURNE WAY
$3500 DOWN
Shining new 3-bedrm stucco bung in a nice new subdivision. Beautiful large LR with mahogany panelling, lovely mahogany finished modern kit with 8x10 dining space, utility, 4-pc Pembroke bathroom, oak floors throughout, FH basement, dr-in garage, auto oil heat. Nice lot. Full price ... $13,500
D. Okker, EV 2-0224 evenings

OAK BAY
NEWPORT AVE.
Delightful cider-type bung. 8 rms and den. FHF basement, oil heat, nicely landscaped grounds. A cosy, clean home in lovely setting, in desirable district. This is good value on terms and inspection recommended. Full price only ... $10,950
Ken Walters, EV 5-7820 evenings

Crazy Over Horses?
You can keep a couple of saddle horses if you own this 3.5-acre estate near Colwood Corners. Scenic view, 6-roomed stucco bungalow, attractively laid out for gracious living. Basement suite. Oil-O-Matic heating. Carport for 2 cars.
Reduced to $17,950
Alex Page, EV 5-6741 or EV 3-1394, Northwestern Securities of Victoria Ltd., 631 Yates Street.

WALK DOWNTOWN FROM THIS nearly new 4-room bungalow. Only $9,200 with automatic heat. EV 4-8627 anytime. S. Hargrave Realtor.

OAK BAY, 3-BBEDROOM HOME Oil hot-water heat, double plumbing, 2,300 sq. ft. $16,000. Victoria Press, Box 1681.

WESTERN HOMES LTD
611 YATES STREET

NEW NHA
$2000 DOWN
Immediate Possession
3 bedrooms, full 8' high basement. Living room, combination kitchen and dining room. Vanity in bathroom, thru hall is bricked from floor to ceiling and home will be landscaped. Full price ... $14,372
Monthly payments approx. $90 P.I.T. First time on the market. Please call Howard Blake, Phone EV 2-2157. Res. EV 2-6719.

SWIMMING POOL
PANORAMIC VIEW
3 BEDROOMS
RUMPUS ROOM
BAR B.Q. PATIO
Sensational value is offered in this 3-yr-old bungalow in a beautiful location, high on a hill in the 2-mile circle. Large living room with big windows to view the city and Straits. Three good bedrooms. Pembroke bathroom with ½ tiling. A dream kitchen with guest-size dining area. Full high basement with package oil heating unit, 30 ft. rumpus room finished in striated plywood squares and lino tile floor. Bar and recess for piano or organ. Extra toilet in basement. Incl drive-in garage. Lot nicely landscaped, the front having a goldfish pond, rockeries and shade trees, and in the back a 27-ft swimming pool, nice secluded patio with a brick outdoor Bar B.Q. About $4,750 cash and reasonable monthly payments will handle this outstanding home at the give-away price of ... $15,250
Call now, Johnny James, EV 2-3187 anytime.

OAK BAY
4 BEDROOMS
1,300 sq. ft. rancher, 5 yrs young located on a quiet street of all new homes in South Oak Bay. The 13-ft. LR has one wall in etch-wood and built-ins, full DR, sunny cab. kitchen, bar and nook. Three roomy BRs on main floor. High basement houses oil furnace, extra finished bedroom, 24-ft. roughed-in rumpus room with corner fireplace, also plumbed for Bendix and extra toilet. Lawns front and rear, yard fenced and secluded. This type of home is scarce, with only $4,225 down. Full price ... $17,975
Mr. Evans, EV2-2157, EV 5-5533

QUALITY HOME
PANORAMIC VIEW
This tri-level rancher is the ultimate in design and construction. 2 yrs. old, approx 1,450 sq. ft. on main floor, plus 360 sq. ft. of liv-ing space on the lower level. Comprises beautiful foyer and open stair to main level. LR 14.6x20. Feature fireplace with raised slate hearth; large picture window, open hallway to family DR. The electric cabinet kitchen is a dream with bar and dinette space, plus utility area plumbed for Bendix. Off the kitchen is a large sun deck complete with awning and one step level leads to 3 bedrooms all with double closets; the master being 12x15. Bathroom is 4-piece Pembroke with full vanity. Lower level has large rumpus, mahogany panelled, with sink, tile floor and acoustic ceiling. 3 view windows. Convenient 2-piece bath, also a large playroom app. 14x20. Full cement basement with expensive Oil-O-M package unit, copper elec tank. Taxes $232. Lot is 120x200. Available mortgage of $11,500 at 5¼%. Full price ... $23,500
For appointment to view call Roy McGillivray, EV 2-2157 or eves. GR 9-1804.

CEDAR HILL
MODERN OIL HEAT
5 BEDROOMS
10-year-old semi-bungalow on a through hall. Large living room with fireplace, dining room, kitchen, Pembroke bath and 3 bedrooms down. 3 bedrooms up. Part basement with auto oil hot water heating system. Attached garage. Nicely landscaped and treed. Owners are asking $3,150 down and $75 per month, 6% interest, and $75 per month, 6% interest. Price ... $12,600
Phone N. Thornber, EV 2-2157. Eves. GR 9-1853.

TODAY'S
BELIEVE IT OR NOT
VALUE PACKED
5-ROOM BUNGALOW
GORGE DISTRICT
$1000
DOWN
BALANCE AS RENT
AUTOMATIC OIL HEAT
SOLID CONSTRUCTION
TODAY'S BEST BUY
FOR
ANY MAN'S MONEY
FULL PRICE $7000
CALL MR. CLARK
EV 2-2157—
RES. EV 2-3453

CADBORO BAY
RANCH TYPE BUNGALOW
Architect designed specially for this wooded setting and sheltered from prevailing winds on a southerly slope overlooking Haro Strait this two-year-old three-bedroom ranch type bungalow with sea views and seclusion will appeal immediately to a successful professional man or retired executive. The light mahogany panelled living room, with attractive brick fireplace, built-in bookshelves, the 10x12 dinette, the cabinet electric kitchen wired and plumbed for washer and dryer, the five-piece twin wash basins Pembroke bathroom with colored fixtures are just a few of the many features which combine to make this the home of quiet refinement and appeal. Hardwood floors throughout, tastefully wall-to-wall carpets in the hall, Fairbanks Morse oil heating. All set in a wooded lot of nearly half an acre with access to the sea. Full price ... $18,500
WITH ONLY $5,000 DOWN AND A MONTHLY PAYMENT OF $127 INCLUDING TAXES, PRINCIPAL AND INTEREST AT 5¼% PER ANNUM.
CALL ERIC A. MACPADYEN, NORTHWESTERN SECURITIES OF VICTORIA LTD. EV 5-6741 24-HR. TELEPHONE SERVICE EXCLUSIVE LISTING.

SAANICH $13,250
Attractive stucco bungalow on 5-mile circle, set on high ground, secluded 2/3 acre lot with trees and landscaping. This lovely home about 8 years old comprises about 1,300 sq. ft. With large living room and fireplace, smart cabinet electric kitchen, dining room, 2 fair-size bedrooms, 4-pce. bathroom, utility rm., halls, etc. Oak and tile floors. Full cement bsmt., Oil-O-Matic heat, very well insulated; also a good big adjoining garage. Half block to bus. Full Price ... $13,250
$4,000 down, balance $85 month.
J. LINDAL, EV 4-9879 or EV 2-4251. H. HOOPER EV 5-9080

3 RMS—1 ACRE
On 4-mile circle, 3-rm. stucco bungalow. Has large living rm., hall space, cab. kitchen and nook, 1 bedrm., 3-pce. bathroom. Garage. Oil range and heater incld. Ideal for retired couple. Lovely view and country seclusion. Full Price ... $5600
Down Payment $2,000 and $56 mo.
J. LINDAL, EV 4-9879 or EV 2-4251. H. HOOPER EV 5-9080

RITHET CONSOLIDATED LTD.

GORDON HEAD SEA VIEW—New, 3 bedrooms, basement, oil heat. Large mortgage; terms, price $17,500. Victoria Press, Box 1688.

$1,000 DOWN, 5-ROOM HOUSE, basement, furnace, or take mortgages. EV 2-5400.

4050 GRANGE ROAD, $500 DOWN, 1-bedroom bungalow, oil heat. EV 2-8394.

HARRY FOSTER LTD.
Opposite "The Bay"
1732 DOUGLAS ST EV 2-2101

OPEN HOUSE
SATURDAY, 2-4 P.M.
"570 TAIT ST."
"583 AGNES ST."
YES, 2 BRAND NEW 2-BEDROOM HOMES OPEN FOR YOUR INSPECTION. Both of these homes are above average construction and finish. These 2 homes have full basements, Oil-O-Matic heating and are nicely located amongst new homes in the Glanford area. ALMOST IMMEDIATE POSSESSION OF EITHER HOME. YOUR OPPORTUNITY TO OBTAIN A REAL BUY AT FULL PRICE OF ONLY ... $10,950
Please call Herb Hodgson. Phone EV 2-2101. Res. GR 9-2114.

OLD WORLD CHARM
Here's that home of character that you've been looking for! Situated on high, dry lot (fruit trees and oaks), it has a degree of privacy. Nearly 1,400 sq. ft. of beautiful home with a large living room, an extra large dining room, a den with FP, a cabinet kitchen with sunshine. Two large bedrooms (the den can be the third). Basement, double garage. OIL-O-MATIC HOT WATER HEAT. Don't wait if you've been looking for this type of home! The low price will amaze you. $4,000 down. Full price ... $12,950
Call C. Vining, EV 2-2101; Res. GR 9-3786

"NO STEPS"
$7300, 5½% Mortgage
$48.12 Per Month
Situated on a pleasant street in a setting of trees and lawn, this two-bedroom bungalow is as PRETTY AS A PICTURE. It has an "L"-shaped living and dining room. Attractive fireplace, cab elec kitchen. Utility room and separate garage. Only 4 years old. Full price ... $11,400
(For appt. to view call ART YELLS, EV 2-2101; Res. EV 3-5039)

"NO STEPS"
A LITTLE ENGLISH-STYLE COTTAGE with leaded windows. Situated on a landscaped lot on a quiet street, close to bus. There is a living rm with fireplace. Nice kitchen with nook. Two bedrooms. Utility room. Attached garage. Garden shed. PERFECT FOR RETIREMENT. Full price ... $8500
(For appt. to view call ART YELLS, EV 2-2101; Res. EV 3-5039)

"NO STEPS"
For the elderly couple who like a smaller, easily-kept-up lot, this modern, 2-bedroom home on a quiet street in OAK BAY is ideal! It is neat and has Oil-O-Matic heating. There is an "L"-shaped living and dining room, fireplace. Two bedrooms. Cab elec kitchen with dining space and 4-pce bathroom. A carport will be added if desired. Full price only ... $12,600
(For appt. to view call ART YELLS, EV 2-2101; Res. EV 3-5039)

OAK BAY
$9500
FIVE-ROOM bungalow in excellent location close to R.C. CHURCH, north of the Avenue. Not a new home, but a warm, comfortable one. Bright kitchen. Spotless decoration. FULL BASEMENT. Drive-in garage and very neat garden. It is IDEAL FOR AN OLDER COUPLE who require a choice house in a choice district.
(G. Jessup, EV 2-2101; Res. EV 2-1687)

Lansdowne-Richmond Subdivision "Exclusive"
$2464 DOWN and bal like rent (you assume $12,036 NHA mortgage ... NO SECOND MORTGAGE!) We are pleased to offer this SMART NHA bungalow. Contains large living rm-dining rm combination. Cab kitchen, Pembroke bath. Thru hall. THREE NICE BEDROOMS! Full basement, garage. 100,000 BTU oil heating. Good roads, curbs, sewer, etc. This subdivision built up with NEW HOMES — no lots left. Your OPPORTUNITY at ... $14,500
(Please call Mr. Foster, EV 2-2101; Res. EV 3-9325)

A. BERNARD & CO. LTD.
629 Fort Street EV 4-9335

GORDON HEAD OVER TWO ACRES
A lovely 2½ acres. A nicely located older home. Living room 24x15 with fireplace, large kit., dining room, three bedrooms and bathroom. There is a barn. You may keep a horse. Price ... $12,750
Please call Mr. Francis, EV 4-9335, evenings GR 9-4810

EXCLUSIVE
1150 OLD ESQUIMALT ROAD
Situated in a most desirable natural treed area. Secluded garden. Five gracious rooms, carpeted hall. Recreation room in basement. Garage. Close to bus, shops, schools. It will be a pleasure to show you this lovely home. Price ... $13,975
For appointment to view, please call Mrs. McLean, EV 4-9335; Res. EV 4-6867.

OAK BAY (South)
An ideal home and location for retired folks. A very desirable stucco two-bedroom home with an unusually pleasant garden with fruit trees. There is a thru hall, attractive LR with fireplace, good dining room (oak floors in main rooms), bright kitchen, two good-size bedrooms and 4-pc bathroom. Full, clean-cut basement, auto oil heating. Drive-in garage. Price ... $11,900
Exclusive listing.
Please call Mr. Francis, EV 4-9335; Res. GR 9-4810

Saanich Realty
3943 Quadra GR 9-1195
Serving Greater Victoria and the Peninsula.

GRACIOUS FAMILY LIVING HERE
You will love the spacious rooms in this delightful, solidly-built 6-room bungalow. Situated on approximately ½ acre of landscaped grounds within the three-mile circle on a regular bus route. It offers dining room, living room, electric kitchen, 2 bedrooms and den (could be 3rd bedroom); dry cement basement and oil hot-water heat. A splendid buy on today's market at ... $12,950
For apt to view call:
GR 9-1195, Mrs. Horth, Sid. Ezzy
GR 9-1195, Mr. Ditchburn EV 2-8334

ESQUIMALT EXCHANGE
Your 2-bedroom home, no basement for 2-bedroom home and full basement. O-O-M heat. $8,900. Ted Charires, EV 5-6741 or EV 5-5508 Northwestern Securities of Victoria Ltd.

1900 DOWN
VACANT. 5-room stucco bungalow coal stoker, near school and bus, pleasant district. Full price $6,750. Call Karl Ogilvie, Northwestern Securities of Victoria Ltd. Phone EV 5-6741 or EV 5-6115.

BOORMAN'S
NOW OPEN
SATURDAYS FROM
9 A.M. TO NOON

BOORMAN'S
NEW NHA SUBDIVISION CAMROSE CRESCENT OFF MAPLEWOOD
21 LOTS
Sewer and Blacktop Rds
Some Treed Lots
Within 2½-Mile Circle
TWO AND THREE BEDROOM HOMES FROM $1400 DOWN, INC. LOT AND LEGAL FEES
FOR FURTHER DETAILS PLEASE CONTACT
ALLAN MUTCH, EVES., EV 2-0413

JUBILEE AREA
NHA NHA
3 BEDROOMS
We are prepared to start construction of two smart stucco bungalows, financed under NHA 6% loans, on 57'x100' lots close to the hospital and schools. These homes will be fully insulated, have oak flooring, 3 bedrooms, spacious LR, dining area, electric kitchen, full basement with auto oil heating and garage. Approx. down payment $2,000 incl. lot.
T. Smith, eves. EV 4-7325

TODAY'S BEST BUY
Situated in a high, treed location, this EXCELLENT, eight-year-old bungalow with LARGE LIVING ROOM, four-piece bathroom, two LARGE bedrooms, electric cabinet kitchen, bar and suspended cabinets dividing dining area. UTILITY ROOM ON MAIN FLOOR. ¾-basement and OIL HEAT and drive-in garage. Taxes $162 net.
TERMS ARRANGED
Price only ... $10,950
Stan Cornish, EV 3-5878

3 BEDROOMS
NEW NHA
$1977 DOWN
Completion by Feb. 1. Through hall plan, full basement, oil packaged heating. The construction of this home is excellent, many extra features. Time to choose your own fixtures and colors. Full price only ... $13,350
R. F. Harris, res., GR 7-2998

Queenswood
SECLUSION
1.52 ACRES
4 BRS AND DEN
Attractive semi-bungalow situated in a wooded area, surrounded by a variety of native trees and shrubbery. This home was built for the present owners. There is a large LR with heatilator FP, family-size DR, bright electric kitchen with nook overlooks secluded garden, large twin-size bedrm down, den, 4-pc bathrm; concealed stairway to two large bedrms and one smaller one. 4-pc bathrm. Full high cement basement, oil hot-air heating. Many other lovely features. Ten young fruit trees, raspberries, logans, etc. Fish pond, rose arbor, etc. The whole property is in top condition. Price, with good terms (exclusive) ... $22,500
R. F. Harris, EV 3-7124, res. GR 7-2998

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

DICKIE & CO.
833 FORT

TERRIFIC BUY! OPEN HOUSE
SATURDAY, JAN. 31
2.00 TO 4.00 P.M.
1711 STANLEY STREET
$7900
$2,000 DOWN
GOOD SOUND HOME. 6 rooms: 3 bedrooms, large living room, dining room, kitchen and pantry. Full basement, good furnace, drive-in garage. TO BE REWIRED AT THIS PRICE. FRIDGE AND ELECTRIC RANGE INCLUDED.
Mr. Baird in attendance

TERRIFIC BUY! STOCK FARM
Fenced, approx. 10 acres in pasture and grass, 12 miles from Victoria and close to Brentwood. Barn 36x30, only 10 years old. Excellent 5-room home (3 bedrooms), electric cabinet kitchen, living room 18x18 (oak floors), basement, Oil-O-Matic furnace, 2-car garage. And other features: small creek, good well with electric pump, ½ acre of logans. About $6,000 cash. Full price ... $13,900
Call Mrs. Weir, EV 2-4312, eves. EV 2-5501.

2½ ACRES
WITH 2-YEAR-OLD HOUSE
ONLY $1750 DOWN
This is a fine rustic stucco home, trimmed with knotty pine. Large living room with large windows and convenient kitchen. 2 bedrooms on main floor and 2 more rooms in basement. Lovely sundeck and carport. Automatic oil. Soil is good and never flooded. Fruit trees. Schools and stores nearby. Now is the best time to buy such property. Owner transferred. Full price with $1,750 down. $11,750. Phone HARRY HORSON of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 2-7828.

BRENTWOOD
One acre, 4 rooms and bath, $7,500
One acre, 3-bedrm home, offers ... $11,000
1¼ Acres, NHA, 3-bedrm bungalow ... $14,500
2½ Acres, 4-bedrm home ... $14,000
2½ Acres, 5-bedrm home, all large rooms with 3 bathrooms $20,000
Terms can be arranged on all.
Brentwood Properties
Keating 233
West Saanich Road at Verdier

ATTRACTIVE NEW 3-BEDRM country home on treed acreage. Secluded with good sea view. $19,500. Owner, Victoria Press, Box 772.

LOW DOWN PAYMENT
Four-room home with basement, separate garage, 2 bedrooms, living room, large kitchen, utility; full price $6,950. EV 4-9287.

TOWN & COUNTRY HOMES LTD.
1923 Quadra St.
"PARKING NO PROBLEM"

OPEN SATURDAY
3-5 P.M. 7-9 P.M.
1220 ALTURA. Turn off QUADRA onto TATTERSAL to KATHLEEN. Just north on KATHLEEN is ALTURA; an attractive little crescent among nice homes and so convenient to everything. The HOME is new, SPLIT-LEVEL, 1,160 sq. ft. with 3 bedrooms, dining room, oil heat and gleaming hardwood floors. Very modern, very good buying. $2,500 down. ASKING ... $13,500
Excellent discount for more cash.
Phil Simpson, EV 2-7276; Res. EV 5-5542—in attendance.

DRIVE BY 1275 SIMON RD
Outstanding modern 4-room plus utility and attached garage, 2-tone stucco. Oil heat, fenced and landscaped. See this and call Mr. Ludlow, EV 2-7276. Res. EV 3-8101 to view inside. Price and terms are very attractive.

CLOSE-IN DUPLEX
A money maker consisting of 2 self-contained suites, 4 rooms and bath down; rents for $75, 3 rms up with bath, furnished, rents for $65. 2 new gas ranges, new hot water tank. Oil-O-Matic package heating unit. Terms as low as $1,500 down, balance as rent. A bargain at ... $10,850
Call B. Ludlow, EV 2-7276, Res EV 3-8101.

AGED WITH GRACE
We have an immaculate older home in choice Rockland Ave. area with delightful garden lot and view of the sea. Everything essential has been modernized without sacrificing its native charm. Accommodation includes a view living room and large dining room with sun deck plus modern kitchen, master bedroom and bath down. Two lovely bedrooms and bath up. Full basement, oil hot water heat, drive-in garage and asphalt parking area. FOR GRACIOUS LIVING at a reasonable price. Only ... $18,000
See it!
Phil Simpson, EV 2-7276. Res EV 5-5542

TRIPLEX OIL-O-MATIC
LOVELY OWNER'S SUITE
Plus revenue $130 from 2 self-contained suites. Substantial well conditioned triplex in high city location. Convenient terms. Price ... $16,500
Call George Thornelee, EV 2-7276. Res. GR 7-2771.

9 SUITES
$52,500
This close-in revenue property is in first class condition. All self-contained and 8 suites ARE FURNISHED. $15,000 or close will handle a real money maker. Duncan Bingham, EV 2-7276. Res EV 2-3758

MUST SELL
2903 Cedar Hill Rd.
Living room, kitchen, bathroom, THREE BEDROOMS and basement. Owner would trade equity for larger older type home. $4,000 agreement at $60 a mo. at 6% available. What offers? Exclusive listing. Ken Sturgeon, EV 2-7276 Res. GR 7-1580.

C.N. Montague CO., LTD.
1038 Blanshard at Fort EV 4-9318

$8400
YEAR-OLD stucco—ideal for retired couple on modest pension. High, dry, clean; fully insulated. Young fruit trees. Good view. Work-shop-garage.
Mr. Betts, EV 4-9318, EV 3-2998. Exclusive.

OAK BAY BORDER
MO PYMNT $75
Well-kept family home, lovely oaks and lawn. Wide ent. hall, living room with fireplace, family room or dining room, open staircase. Large kit. din area. W220. 3 bedrms, bath up. Part bsmt. HW furnace. Garage. Taxes $140 minus $28. Lot 75x130.
Quick selling price ... $12,600
Ruth E. Hutcheson, EV 4-9318, GR 8-3636

HIGH QUADRA SPLIT LEVEL
New, 3 bedrooms, living room, hardwood floor, modern kitchen. Full basmnt with playroom, sewing room, large workshop space. Drive-in garage and many other features not usually found in ordinary homes. Priced at only ... $12,600
O. W. Chretien, EV 4-9318, GR 8-2598

2 GEMS
1—4-rm stucco bung, 5 yrs. Automatic heat and hot water. No bsmt. Close-in location. All spacious rooms in lovely condition ... $9250
2—4 rms and utility siding bung. Dean Heights area. Reasonable offers considered. A fine home in spotless condition ... $9750
Mr. B. E. Porritt, EV 4-9318, EV 4-6152

5 3-BEDROOM HOMES
One now ready to move into, these NHA-built homes located out Richmond Road way, near Mt. Tolmie offer:
LIVING RM WITH FIREPLACE
DINING RM
DINING AREA IN THE CABINET KITCHEN
4-PC PEMBROKE BATHROOM
FULL BASEMENT
DRIVE-IN GARAGE
OIL HEAT
A nice home among new homes.
FULL PRICE ... $13,750
For further information call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St., EV 4-7128; res. EV 3-8685.

HAGAR'S
LOOK
ONLY $4500
THIS IS A BUY
Four-room bungalow (2 bedrms), thru hall, lge kit with dining space. Full bsmt. HA heat. Sep garage. Newly wired. New roof. Bus at door. Definitely a buy at ... $4500
Reasonable terms.
J. M. Taylor, EV 4-0531; eves. EV 4-9902
Hagar & Swayne Ltd., 614 Yates

ARCHITECT BUILT BUNGALOW on high ground with bsmt. Close in. Mountain views. Excellent condition. $8,500. Good terms to right party. Call R. Cox of Swinerton, EV 3-7181. Res. EV 3-3814.

WHITTOME'S
Established 1898

GONE
Are the days when you could find a home so SPOTLESS, so CONVENIENT, so NEAT and CLEAN, and such a fair price. 3 nice bed